Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

65 Hollybush Road, Blurton, Stoke-On-Trent, ST3 2AY

£170,000

- A Fantastic Family Sized Home
- Impressive Fitted Kitchen
- Combi Boiler
- Double Garage
- Three Bedrooms
- Modern Shower Room
- Double Block Paved Driveway
- No Chain

A SPACIOUS FAMILY HOME WITH NO ONWARD CHAIN!

Occupying an attractive corner plot at the junction of Hollybush Road and Meaford Drive, this well-presented three-bedroom semi-detached home offers generous accommodation, excellent parking and a superb kitchen, making it an ideal choice for families and first-time buyers alike.

A double block-paved driveway provides ample off-road parking and leads to a double-width garage, while the enclosed rear garden offers a private space to relax and entertain.

At the heart of the home is the impressive contemporary kitchen, beautifully fitted with gloss white units, tiled flooring and a central island, with uPVC patio doors opening directly onto the garden. The spacious lounge provides a comfortable setting for everyday family life.

Upstairs, all three bedrooms benefit from fitted storage, and the stylish modern shower room features a large walk-in glass enclosure.

Further benefits include gas central heating provided by a Vaillant combi boiler and the added advantage of being offered for sale with no onward chain.

Ready to move into and available immediately, this fantastic family home is not to be missed. Contact Austerberry today to arrange your viewing.

GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door and window. Radiator. Fitted carpet. Under stairs storage cupboard. Stairs to the first floor.

LOUNGE
13'1 x 10'5 (3.99m x 3.18m)
Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with electric fire.

OPEN PLAN KITCHEN WITH DINING SPACE
20'7 x 10'7 (6.27m x 3.23m)
Range of fitted gloss white wall cupboards and base units with solid wood worktops and an island. Tiled flooring. Tiled splashbacks. Freestanding gas cooker. Plumbing for washing machine. UPVC double glazed window and patio doors. Radiator. UPVC double glazed rear door. Vaillant gas combi boiler. Spotlights.

FIRST FLOOR

STAIRS AND LANDING
Fitted stair and landing carpet. UPVC double glazed window. Storage cupboard. Access to the loft.

BEDROOM ONE
14'4 x 10'7 (4.37m x 3.23m)
Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM TWO
10'5 x 10'1 (3.18m x 3.07m)
Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM THREE
9'1 x 7'7 (2.77m x 2.31m)
Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

SHOWER ROOM
6'10 x 5'9 (2.08m x 1.75m)
Modern white suite with large walk in shower with tiled walls, wash basin within a vanity unit and wc. UPVC double glazed window. Heated towel rail radiator.

OUTSIDE
The enclosed rear garden has a paved patio, lawn, gravelled areas and an outside tap.

The immaculate front garden has a paved path, lawns and planted beds with mature shrubs along with a large block paved double driveway which leads to the...

DOUBLE GARAGE
15'8 x 15'8 (4.78m x 4.78m)
Light and power. Timber doors.

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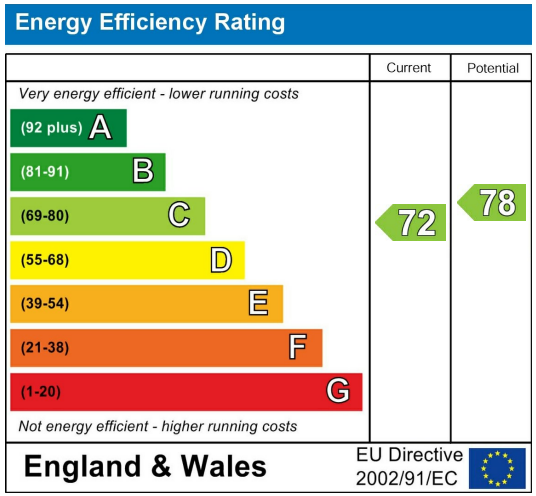
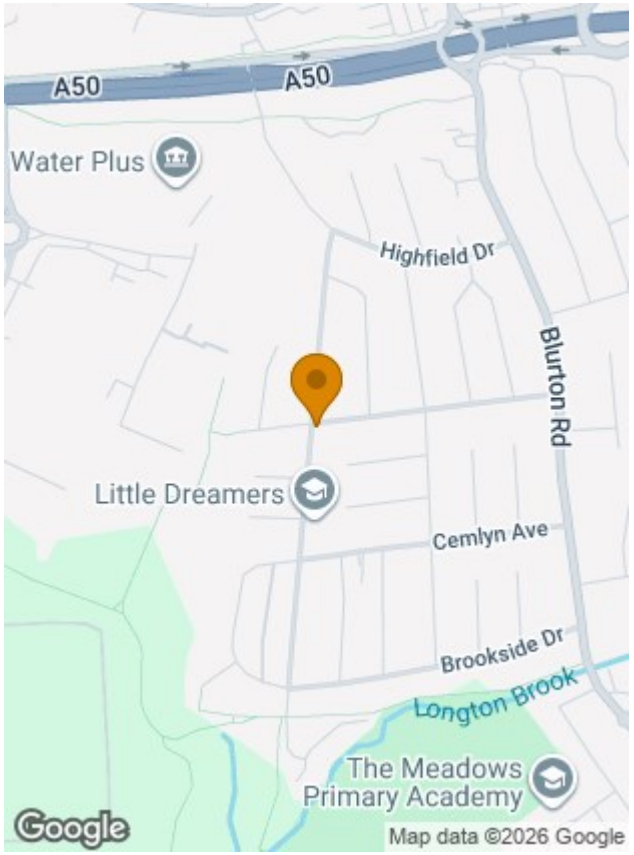

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
78
England & Wales
EU Directive 2002/91/EC


A50
A50
Water Plus
Highfield Dr
Blurton Rd
Little Dreamers
Cemlyn Ave
Brookside Dr
Longton Brook
The Meadows Primary Academy
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Map data ©2026 Google

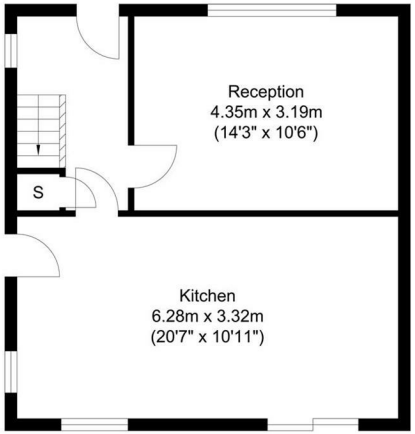
MATERIAL INFORMATION

Tenure - Freehold

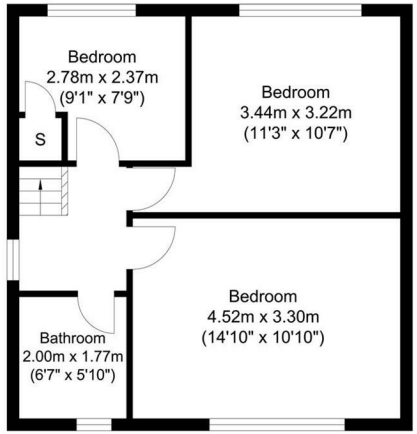
Council Tax Band - A

PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

To arrange a viewing or for any further information, please contact Austerberry on
01782 594595 or e-mail enquiries@austerberry.co.uk

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